

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Case No: 23-10588-GLT
	:	
Robert Campbell McCall, III,	:	Chapter 13
Debtor,	:	
	:	Related to Docket No. 74
Robert Campbell McCall, III,	:	
Movant,	:	
	:	
vs.	:	
	:	
PNC Bank, National Association	:	
PNC Bank, N.A.,	:	
Widget Financial,	:	
LVNV Funding, LLC	:	
and	:	
Ronda J. Winnecour, Esquire,	:	
Chapter 13 Trustee,	:	
Respondents.	:	

**NOTICE OF HEARING ON MOTION FOR SALE
OF PROPERTY FREE AND DIVESTED OF LIENS**

To the creditors and parties in interest of the above-named Debtor:

NOTICE IS HEREBY GIVEN THAT Robert Campbell McCall, III has filed a Motion for Sale of Property Free and Divested of Liens the following property:

Real estate located at **1703 West 38th Street, Erie, PA 16508, Tax ID #: 19-061-072.0-313.00, Erie County PA** described, as found in **Deed Book 2017, Deed Page 007489** with a legal description of:

BEGINNING at a point in the south line of West 38th Street, a point distant six hundred thirty-nine and twenty-nine hundredths (639.29) feet west from the point of intersection of the west line of Greengarden Boulevard and the south line of West 38th Street; thence westerly along the south line of West 38th Street fifty (50) feet, more or less to the northwest corner of lot Number Five (5) of Scenery Hills Subdivision, Number One (1), Plot D., Part of Tract Greengarden Boulevard, a distance of one hundred twenty-nine and ninety-four hundredths (129.94) feet to the north line of Lot Number Thirty (30), fifty (50) feet to a point; thence northwardly and parallel with Greengarden Boulevard, one hundred twenty-nine and ninety-four hundredths (129.94) feet to the place of beginning. Consisting of Lot Number Five (5) of the Scenery Hills Subdivision Number (1), Plot D, Part of Tract Seventy-two (72), Sixth Ward, Erie, Pennsylvania.

SAID premises have erected thereon a single frame dwelling and garage commonly known as 1703 West 38th Street, Erie, Pennsylvania 16508 and are further identified by Erie County Assessment Index No. (19) 6172-313.

to Allison Enzbrenner, 5215 Exerter Road, Erie, PA 16509 for \$ 149,900.00 according to the terms set forth in the *Motion for Sale*.

On or before October 31, 2024 any Objections to the sale shall be filed with the U.S. Bankruptcy Court, Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219.

A hearing is scheduled for ***November 27, 2024 at 9:00 A.M.*** before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219 at which time higher/better offers will be considered and Objections to the sale will be heard.

In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form 2 via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing-information>) by no later than 4 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures, (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-proc.pdf>). Parties who fail to timely register for remote participation will be expected to attend the hearing in person.

Date of Notice:

October 14, 2024

/s/Daniel P. Foster
Trustee/Attorney for Debtor

Arrangements for inspection prior
to said sale hearing may be made with:

Foster Law Offices, LLC
c/o Daniel Foster, Esq.
1210 Park Avenue
Meadville, PA 16335
Telephone: 814-724-1165
Fax: 814-724-1158
Email: dan@mrdebtuster.com

CERTIFICATE OF SERVICE

I, the undersigned Paralegal of Foster Law Offices, certify under penalty of perjury that I am more than 18 years of age, and that I served a true and correct copy of the Motion for Sale of Property Free and Divested of Liens, Proposed Order and Notice of Hearing on Motion for Sale of Property Free and Divested of Liens by First-Class Mail, U.S. Postage Paid on the parties below*.

Executed on: October 14, 2024

By: /s/ Kathryn Schwartz
Kathryn Schwartz, PARALEGAL
FOSTER LAW OFFICES
1210 Park Avenue
Meadville, PA 16335
Tel 814.724.1165
Fax 814.724.1158

MATRIX

PNC Bank, National Association

Attn: Bankruptcy Department
3232 Newmark Drive
Miamisburg, OH 45342
Service via US Mail

Allison Enzbrenner

5215 Exerter Road
Erie, PA 16509
Service via US Mail

Erie County Tax Claim Bureau

140 West 6th Street
Erie, PA 16501
Service via US Mail

Widget Financial

2154 East Lake Rd
Erie, PA 16511
Service via US Mail

LVNV Funding, LLC

PO Box 10587
Greenville, SC 29603
Service via US Mail

PNC Bank, N.A.

P O BOX 94982
Cleveland, OH 44101

Robert Campbell McCall, III

1703 West 38th Street

Erie, PA 16508

Service via US Mail

United States Trustee

Ustpreion03.pi.ecf@usdoj.gov

Service via CM/ECF

Ronda J. Winnecour, Chapter 13 Trustee

cmef@chapter13.trusteewdpa.com

Service via CM/ECF